



SPACE FOR LEASE SWEETWATER CROSSING

2159-2219 N Route 83
Round Lake Beach, Illinois 60073



PROPERTY HIGHLIGHTS

- Located on Route 83 in Round Lake Beach.
- Great visibility off of Route 83.
- Pylon Signage Available.

SPACE AVAILABLE FOR LEASE

1,200 SF

AREA RETAILERS



Jewel-Osco

Walmart



meijer



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	72,881	148,086	202,969
AVG HH INCOME	\$133,816	\$138,168	\$138,929
TRAFFIC COUNTS	ROUTE 83		23,700 VPD

**CONTACT
INFORMATION**

RANDY KOTWICA
630.572.5613
rkotwica@edgemarkllc.com

MIKE WESLEY
630.572.5610
mwesley@edgemarkllc.com

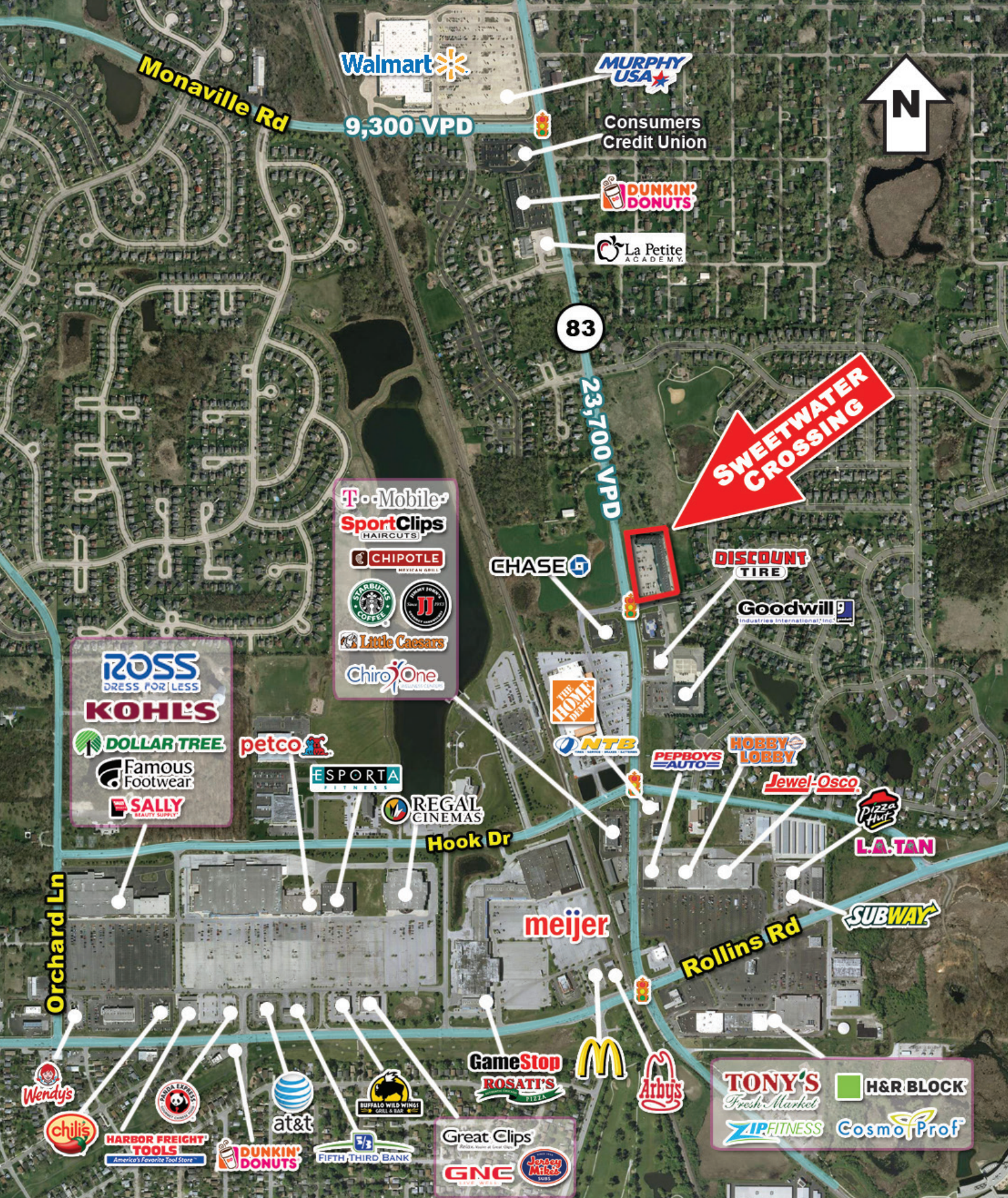
EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
2215 York Road, Suite 210
Oak Brook, IL 60523
630.472.1010
www.edgemarkllc.com

SWEETWATER CROSSING

SITE PLAN



SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
2163	5,440	First Steps Nursery School	2189	1,200	The UPS Store	2207b	1,200	AVAILABLE
2175a	1,500	Valley Lake Cleaners	2193	1,020	Mimi's Nails	2213	2,400	Smile Clinique
2175b	2,600	Yong Tae Kwon Do	2195	2,400	Ron's Italian Oven	2217	2,400	Black Lung Brewing
2183	3,600	Accuvision	2207	4,665	Lovin Oven Cakery	28,425 SF		TOTAL GLA



CONTACT
INFORMATION

RANDY KOTWICA
630.572.5613
rkotwica@edgemarkllc.com

MIKE WESLEY
630.572.5610
mwesley@edgemarkllc.com